

Kanapaha Prairie CLB Inc. Property

Inspection Date:	December 11, 2003		
Parcel Numbers:	07353-000-000	294.46 acres	CLB Inc.
	07354-000-000	191.42 acres	CLB Inc.
	07398-000-000	92.38 acres	CLB Inc.
	07399-000-000	~226acres (TBD in 2004)	CLB Inc.
Size:	\pm 804 acres from property appraisers database, \pm 705 from option contract		
Buildings:	0		
Score:	6.67 out of 10.0		

Overall Description:

The \pm 804 acre CLB Inc. property lies within the Kanapaha Prairie Alachua County Forever (ACF) project and is a keystone parcel. It is located approximately one mile west of CR 121, southwest of Gainesville and four miles east of the city of Alachua (Map 1) in a rural residential area. It contains the vast majority of Kanapaha Prairie, a wetland system with drainage into Pearson Sink that has direct connectivity to the Floridan aquifer. It is composed of four tax parcels, all of which are owned by CLB Inc. (Map 2). The property currently has an option contract on it held by Mary Rockwood Lane, a landowner of an adjacent property. She and a group of other nearby landowners are championing the project, and are looking to form a non-profit organization to acquire and manage the CLB Inc. property as the “Kanapaha Prairie Crane and Wildlife Refuge.” They are seeking a conservation easement from Alachua County Forever to minimize acquisition costs.

The Kanapaha Prairie project scored 7.18 of 9.44 on the Rapid Ecological Project Assessment (REPA), and is the twelfth ranked project to date. The CLB Inc. property is within the Kanapaha Prairie project of the Alachua County Ecological Inventory Project (KBN Study) and was ranked ninth of 47 projects and was characterized as an above average project.

Approximately 400 acres on the south side of the prairie have been approved by the Alachua County Development Review Committee as a low density residential subdivision named Pradera. Low density residential land use surrounds the remainder of the subject property.

The CLB Inc. property is primarily wet prairie with approximately 20 acres of prairie hammock located in the south west corner. A prairie lake of lower elevation occurs in the center of the prairie. The prairie is in fair condition; it is overgrown with dog fennel and has low diversity as a result of prolonged low water levels and lack of management. It is currently marginal habitat for sandhill cranes; however active management through mowing, low intensity grazing and prescribed fire, if possible, may make the habitat more suitable for wildlife including sandhill cranes.

Key Features:

The CLB Inc. property protects a significant wet prairie habitat that was once one of the most important Florida sandhill crane nesting areas in Alachua County. One of the main goals of the project is to restore and manage the property as a sandhill crane refuge. However the property is ringed by low density housing and creation of ditches and levees have lowered the water levels of the prairie, these factors may limit successful restoration and management of the prairie.

The acquisition of the property by the surrounding landowners with assistance from the Alachua County Forever program would be an excellent example of a public-private conservation partnership.

Natural Communities:

Type	Condition	Diversity Rating
Prairie Hammock	Good	Fair
Wet Prairie	Fair	Fair
Flatwoods/Prairie Lake	Good	Fair
<i>Other</i>		
Improved Pasture		

Key Species:

Sandhill cranes are one of the key species within the CLB Inc. property. According to the KBN report, Kanapaha Prairie used to maintain one of the largest nesting populations of Florida sandhill cranes in the county. However predation by coyotes, feral animals, low water levels and lack of fire or mowing has made the prairie unsuitable for sandhill crane nesting. Sandhill cranes were observed foraging on an adjacent property.

Other listed, rare, or declining species are found in or in near proximity to the property. Two bald eagle nests are located within one mile of the property. Gopher tortoise burrows have been located on the upland portions of the prairie by a consultant for the Pradera development; there is a likelihood that they occur in the upland portions of the CLB Inc. property. According to the draft management plan for the property (see below), the following species are also known to use or inhabit the prairie: wood stork, tricolored heron, white ibis, snowy egret, little blue heron, bobwhite quail, American kestrel, and fox squirrels.

Management:

The non-profit organization will manage the subject property with private funding; the mechanism for this funding is still to be determined but may include cattle leases and donations from surrounding landowners. A draft management plan was developed by Peter Frederick, a professor at the University of Florida in the Wildlife Ecology and Conservation program and Stephen Nesbitt of the Florida Fish and Wildlife Conservation Commission. It proposes utilizing prescribed fire (conducted by the Florida Division of Forestry), cattle grazing, and periodic mowing to restore the prairie to suitable wildlife habitat. Additionally it defines the type of fencing to be utilized, suggestions to minimize human disturbance and management of feral animals and pets. For management to be successful, surrounding homeowners need to supportive of restoration and management efforts, including the use of prescribed fire and prevention of free ranging pets. Additionally, the non-profit organization needs to demonstrate how the management of the property will be in perpetuity.

Recreation:

The neighborhood organization is considering ways to allow limited public access to the property. They want to restrict access to minimize disturbance to nesting cranes. However they are considering options such as providing an observation tower and allowing for school and environmental groups to access the prairie at appropriate times.

Parcel Data:

Parcel	Acres	Owner	ACPA Land Value	Per Acre
07353-000-000	294.46	CLB Inc.	\$588,900	\$1,999.93
07354-000-000	191.42	CLB Inc.	\$344,600	\$1,800.23
07398-000-000	92.38	CLB Inc.	\$142,100	\$1,538.21
07399-000-000	~226	CLB Inc.	To be determined (TBD)	

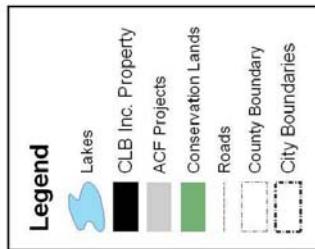
The total 2003 Alachua County Property Appraisers (ACPA) just or land value for the subject property can not be determined at this time because the 07399-000-000 parcel is in process of being split into two parcels, one of which is to be part of the Pradera subdivision. There is no adjusted land value until this process is completed, which will occur in 2004. However an approximation of that value based on an average of the just value of the other three parcels is \$420,373 or \$1860 an acre. Based on this approximation, the total 2003 Alachua County Property Appraisers (ACPA) just or land value is \$1,495,973 or \$1860.66 per acre. The option contract held my Mary Rockwood Lane is for ±705 acres, at a value of \$845,900 or \$1199.86 per acre. The property appraiser's database may have overestimated the acreage of the parcel to be split, resulting in the discrepancy in size between the option contract and the property appraiser database. This problem should be resolved when the parcel split is completed. The future land use and zoning are both designated as Rural/Agriculture.

Other:

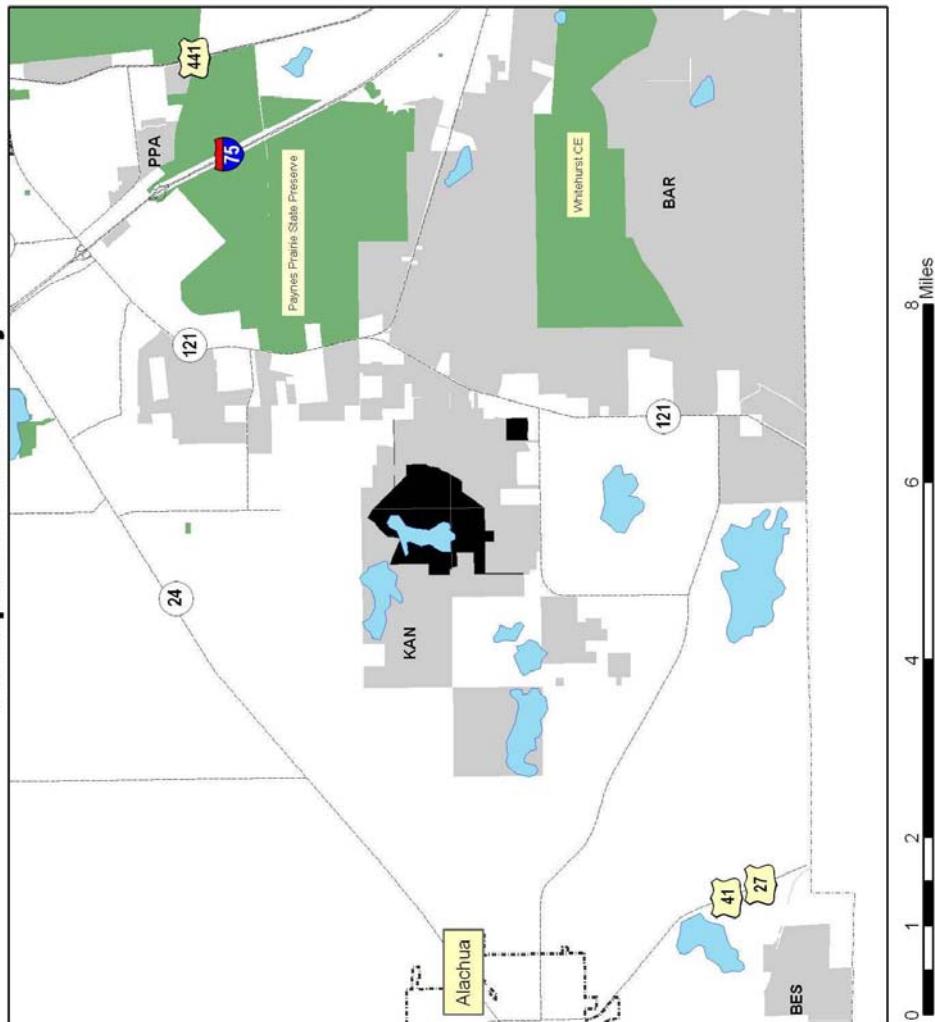
There are no Florida Division of Historical Resources Master Site File listings for the subject property; however there is anecdotal evidence from the surrounding landowners of historic use of the property.

CLB Inc.-KAN Draft date December 15, 2003

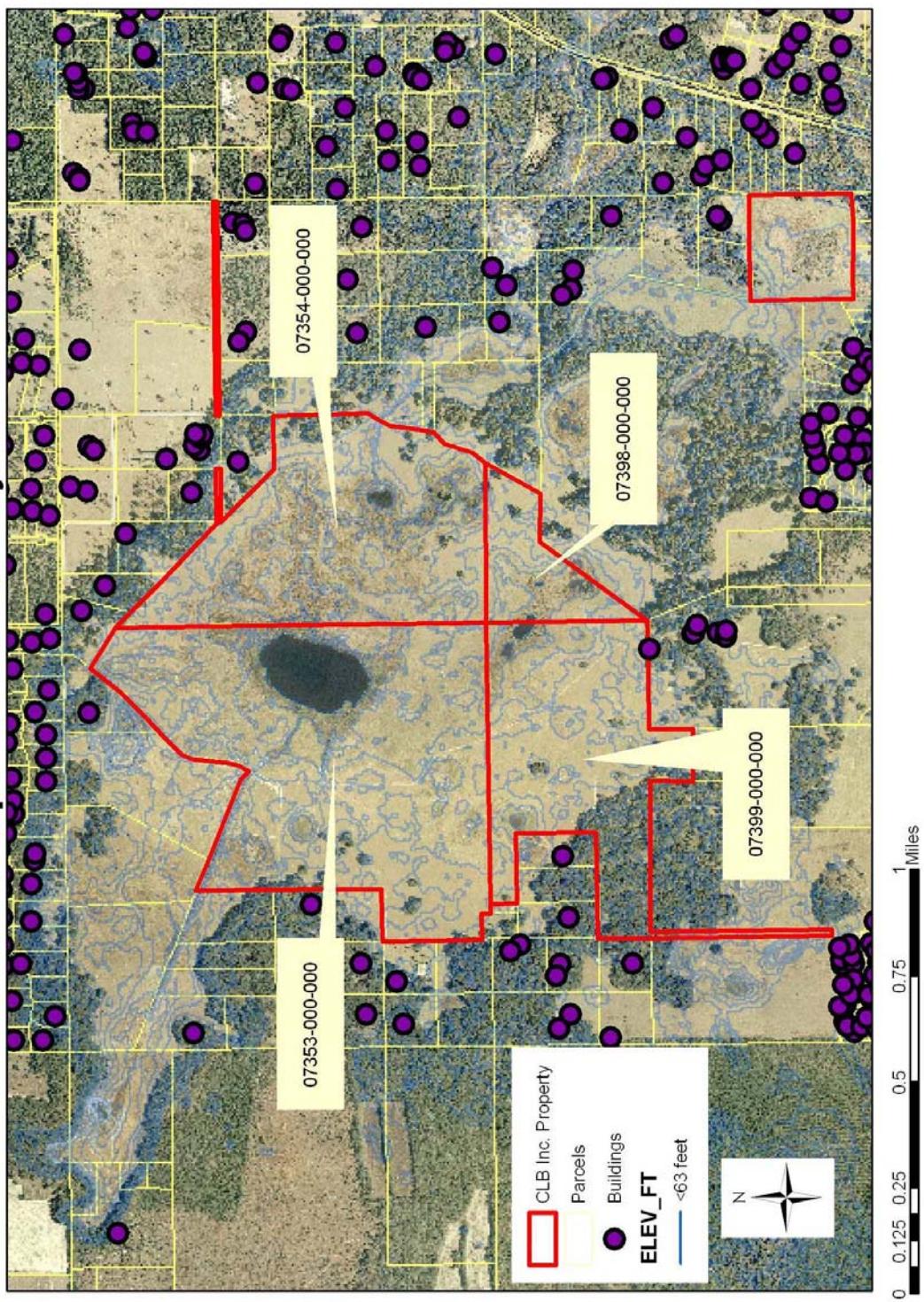
CATEGORY	Criterion	WEIGHTING	Enter Criteria Value	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
			Based on Site Inspection		
(I-1) PROTECTION OF WATER RESOURCES	A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable aquifers that have value as drinking water sources;		5		
	B. Whether the property serves an important groundwater recharge function;		5		
	C. Whether the property contains or has direct connections to lakes, creeks, rivers, springs, sinkholes, or wetlands for which conservation of the property will protect or improve surface water quality;		5		
	D. Whether the property serves an important flood management function.		5		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	A. Whether the property contains a diversity of natural communities;		2		
	B. Whether the natural communities present on the property are rare;		3		
	C. Whether there is ecological quality in the communities present on the property;		2		
	D. Whether the property is functionally connected to other natural communities;		2		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		2		
	F. Whether the property is large enough to contribute substantially to conservation efforts;		5		
	G. Whether the property contains important, Florida-specific geologic features such as caves or springs;		3		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		2		
(I-3) PROTECTION OF PLANT AND ANIMAL SPECIES	A. Whether the property serves as documented or potential habitat for rare, threatened, or endangered species or species of special concern;		5		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		5		
	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		4		
	D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering;		4		
	E. Whether the property offers high vegetation quality and species diversity;		2		
	F. Whether the property has low incidence of non-native invasive species.		2		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		2		
	B. Whether the property contributes to urban green space, provides a municipal defining greenbelt, provides scenic vistas, or has other value from an urban and regional planning perspective.		5		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.50	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.67
(II-1) MANAGEMENT ISSUES	A. Whether it will be practical to manage the property to protect its environmental, social and other values (examples include controlled burning, exotics removal, maintaining hydro-period, and so on);		2		
	B. Whether this management can be completed in a cost-effective manner.		5		
(II-2) ECONOMIC AND ACQUISITION ISSUES	A. Whether there is potential for purchasing the property with matching funds from municipal, state, federal, or private contributions;		2		
	B. Whether the overall resource values justifies the potential cost of acquisition;		4		
	C. Whether there is imminent threat of losing the environmental, social or other values of the property through development and/or lack of sufficient legislative protections (this requires analysis of current land use, zoning, owner intent, location and		2		
	D. Whether there is an opportunity to protect the environmental, social or other values of the property through an economically attractive less-than-fee mechanism such as a conservation easement.		3		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667		2.00	
			\	6.67	



**Map 1: CLB Inc. Property
Kanapaha Prairie Project**



**Map 2:CLB Inc. Property
Kanapaha Prairie Project**



**Map 3:CLB Inc. Property
Kanapaha Prairie Project**

